



CITY OF HAYWARD

AGENDA REPORT

Planning Commission
Meeting Date 02/11/99
Agenda Item 5

TO: PLANNING COMMISSION

FROM: Norman Payne, Survey Engineer

**SUBJECT: REFERRAL FROM THE PUBLIC WORKS DEPARTMENT -
CONVEYANCE OF SURPLUS REAL PROPERTY:** Parcel No. 93, at the
southwesterly corner of "D" Street and Grand Street to the adjoining Property
owner.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that sale is categorically exempt from C.E.Q.A., and
2. Find the conveyance is not in conflict with the General Plan; and
3. Recommend to the City Council that they authorize the City Manager to execute a deed conveying the surplus real property to the adjoining property owner.

DISCUSSION:

The parcel located southwest of the intersection of "D" Street and Grand Street was purchased by the City in 1979 for the "D" Street Extension, which extended from Winton Avenue to Grand Street. Upon completion of the street project, this parcel, consisting of 2,349 square feet, was one of the excess parcels remaining. The size of this parcel is insufficient for independent development. The Streets and Highway Code gives the City the authority to sell this "uneconomic remnant" to an adjoining property owner. Sale of this parcel to the owner of the adjoining parcel to the south would increase the size of their northerly side yard. The owner of the adjacent parcel has offered the City \$2,000 for the parcel. City staff has concluded that this is fair market value for the property. This proposal is in keeping with the City policy of divesting these small, unbuildable parcels. It will also eliminate costs associated with weed abatement and other maintenance expenses for the property.

General Plan

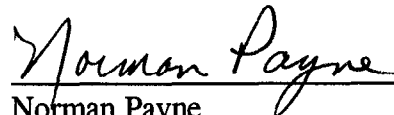
The General Plan Map designates this parcel as "Residential Medium Density." The parcel is located within the Burbank Neighborhood and is zoned "Medium Density Residential" (RM).

Any development which could result as a consequence of the sale of the parcel must comply with the General Plan and the Zoning Ordinance. Thus, there is no conflict.


Environmental Review

Sale of surplus real property is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Section 15312, "Surplus Government Property Sales;" thus, no environmental action is required.

Prepared by:

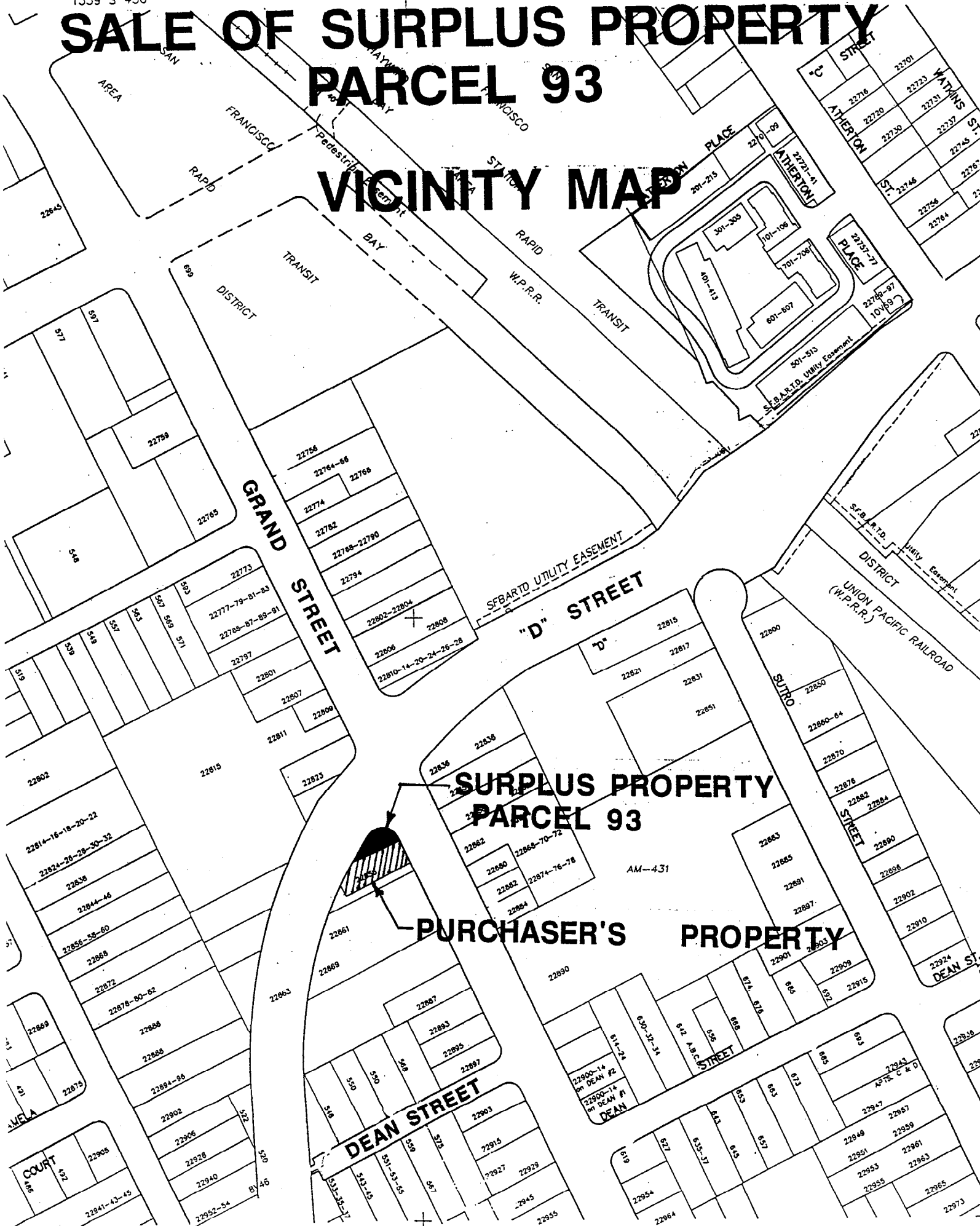

Norman Payne
Survey Engineer

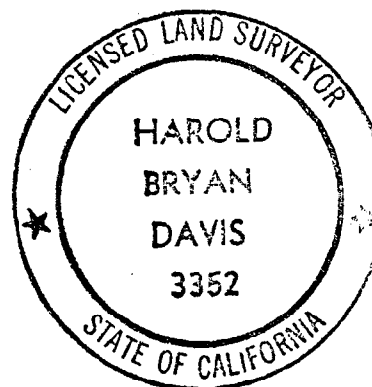
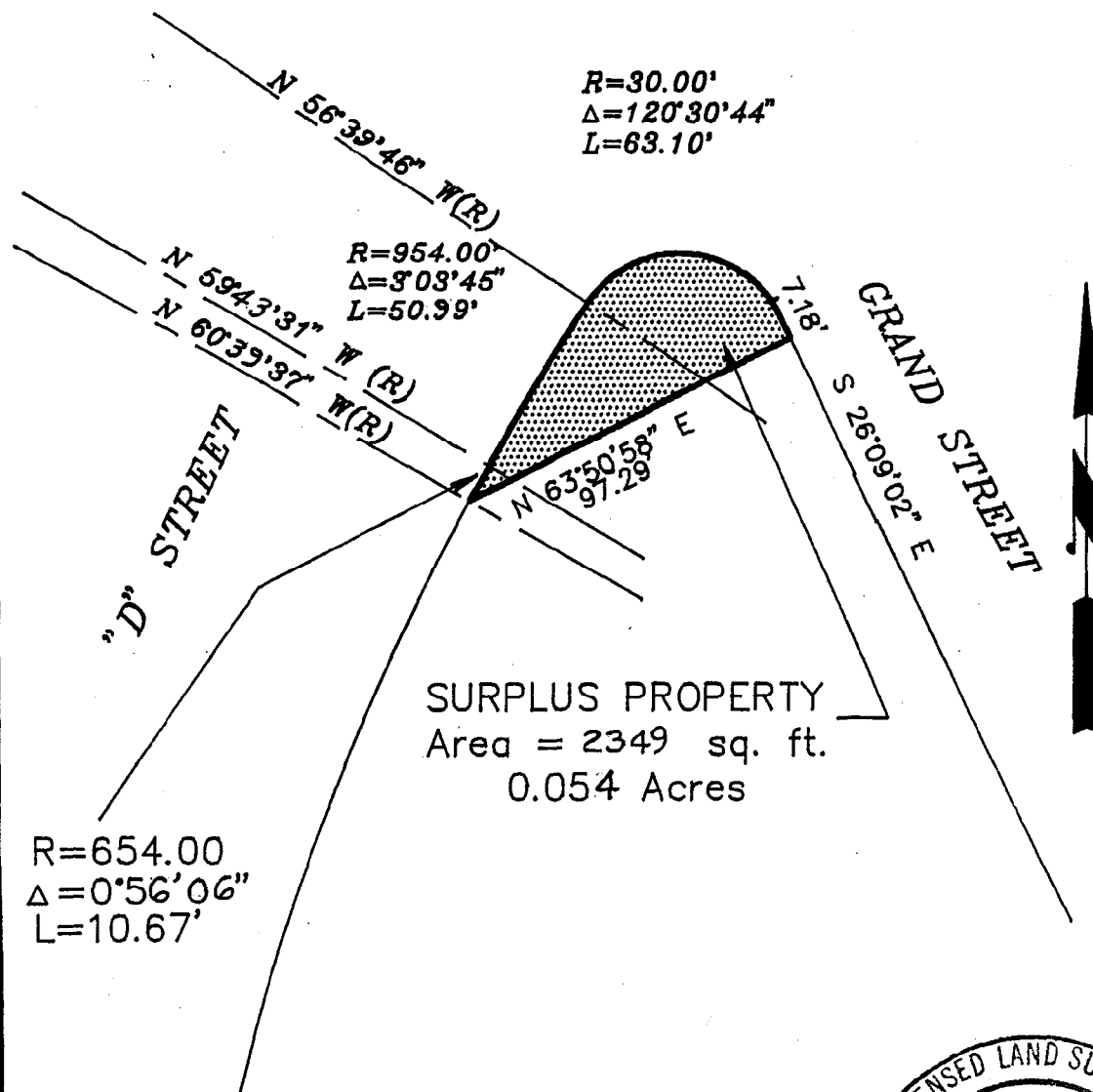
Recommended by:


Robert A. Bauman
Deputy Director of Public Works

Attachments: Vicinity Map
Plat Map

SALE OF SURPLUS PROPERTY PARCEL 93 VICINITY MAP





Harold B. Davis
 HAROLD B. DAVIS
 L.S. 3352
 LICENSE EXPIRES 6-30-92

1	9/23/92	NP	CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY PARCEL 93 431-40-62	DWG. NO.
			DRAWN BY: F. M.	DATE: 8-4-92		FILED
			CHECKED BY: H.B.D.	SCALE: 1"=50'		SHT. 1 OF 1
REV	DATE	BY	APPR. BY	APPROVED		
			CITY ENGINEER	DIR. PUBLIC WORKS		